

# BELVOIR!

Guide Price £295,000



## 4 Woodbine Cottages

, Leamington Spa CV32 5FL

Nestled in the charming area of Woodbine Cottages, Leamington Spa, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an inviting 664 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. The kitchen area, while not specified, is typically a focal point in homes of this style, offering the potential for culinary creativity and family gatherings.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles. This is a rare find in such a desirable location, providing added convenience for residents and visitors alike.

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Total area: approx. 61.7 sq. metres (664.0 sq. feet)

## ACCOMMODATION

The well-designed layout begins with the kitchen, a bright and airy space with modern cream units that blend functionality with style. The mix of high and low units offers ample storage, and there's dedicated space for both a washing machine and a dishwasher, catering to the demands of modern living.

The inviting lounge and dining room situated at the rear benefits from French doors and expansive windows that span the width of the house, flooding the space with natural light and providing a view of the garden. This creates a seamless connection between the indoor and outdoor living areas.

Ascending to the upper floor, you'll find a family bathroom equipped with a shower over the bath, offering convenience and comfort. The main bedroom has space for furniture and built-in storage providing a practical and organized solution for your belongings. The second bedroom, versatile in function, can serve as a guest bedroom or a home office. Cleverly designed, elevated, built-in storage enhances the room's utility and creates extra space.

Both the front and back gardens have been paved, offering low-maintenance outdoor spaces that can be enjoyed year-round. The property also comes with the added convenience of parking for two cars, a valuable feature in the central and north areas of Leamington. The 2nd of the two parking space is on land of shared freehold ownership with the 4 other cottages.

Centrally located in the heart of Leamington Spa, this property not only grants easy access to town amenities, charming pubs, and parks, but also immerses you in the lively energy of the surrounding community.

PLEASE NOTE - the property is currently tenanted until 06/05/25. The furniture in the photos was from the previous tenant, however, no other further changes have been made.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.